REAL ESTATE AT AUCYION,

# CRISIS IN BUILDING TRADES IS PASSED!

Construction Interests Say All Budget of Brokers and Other Indications Point to Industrial Peace.

to Brandes Brothers; also 1277 and 1279, a similar building, through Jacob Cohen to Bessie Ganis; also through Murz & Uren, five story apartments, 70,200, at 1200 and 1232 Grant aw, to Abraham Shein; 1238 and 1270 to Harris Rather, and through Jacob Cohen 1774 and 1278, a similar building, through Jacob Cohen 1270, a similar building, through tural steel supply in this market.
But at this point another element in-

terpased. The Hudson River brick manterposed. The Hudson River orica man-infacturers have been straining every frelldy to meet the unprecedented de-wind for common briefs this summer to.

William J. Gabel sold for Elizabeth T. mand for common brick this summer to the end that the housing shortage may be relieved as speedily as possible. When rumors of retaliatory measures on the part of the industry supplying struc-tural steel to this market reached leading brick manufacturers a decided damper was placed upon the enthusiastic effort to meet the potential demand for brick. One leading brick manufacturer said most decidedly that if anything like that occurred it would so narrow the market for Hudson River clay products that it would not pay the manufacturers to continue producing brick in the quantity now proposed.
Investigation, however, shows that

ospective builders have no cause to car a general setback to the spring sullding programme from either source, Officials of the International Bricklayweek end for the express purpose of learing up the differences existing between the bricklayers locals and the em-pleyers. The utmost confidence was expressed at the close of the week by those close to the question that the building situation is too acute in the matter of supply and demand to warrant expec-rations of a general labor disturbance over a single issue of this sort, espe-cially since almost every trade in the conference has already become signastabilization plan.

The general view as expressed by leading construction interests in the last few days is decidedly in favor of industrial peace. Anything that threatens the furher postponement of the 1920-21 building programme is met at once with a vehement voice of protest, at least as long as the present spirit of conciliation on both sides of the problem continues to be manifested. Building material manuacturers say that any protracted battle between employers and employes will force prices to levels vastly higher than those now prevailing in the late summer and autumn, when the greatest distress resulting from general rentable space shortage will surely be experienced. Every broad gauge distributer is trying to prevent prices from rising above the

In fact, the general building construction situation is in immediate danger of assing beyond the province of the individual builder. Unless the steady and in-creasing flow of building materials into this market can be encouraged, at least by industrial harmony, the solution of the general housing shortage will rest entirely upon the group plan of home building, such as already is under way at White Plains, Wilkesbarre, Pa., and Grand Hapids, Mich., where the residents of those cities are subscribing to vast community home building pro-grammes, where hundreds of homes can be erected under corporate management, thereby purchasing supplies in vast lyn, for Raymond Healy, quantities. Clinton Trading Corporation sold to

Building material supply under present production programmes is menaced now almost solely by car shortage. One company put in a requisition for 1,000 cars and only four cars were provided to meet the order. 'In January it ordered approximately 500 cars to move material to this market to relieve a shortage and only 128 cars were sent in. This condi-tion is having a straining effect upon efforts now being made to keep prices at present range, but the appearance is be-ing noted of railroad freight solicitors who are giving assurance of a change in the freight car supply, improving as the weather moderates, so that, on the whole, the spring building movement seems to give evidence of an early start and a generous development if industrial peace is maintained.

## TO IMPROVE "EAST SIXTIES."

Property Owners Unite to Get Better Neighborhood.

property owners in that section when they mer at the People's Methodist Episcopal Church on East Sixty-first street recently and organized the East Sixties street, Newark, N. J., a two story brick building, 125x100; also sold for Chaples

streets, obtain more effective police protection and rezone the neighborhood. The committee, which includes about 200 prominent men and women, is under the presidency of R. E. T. Riggs, a lawyer. Paul Plunkett of 115 Broadway was appointed treasurer.

### BIG DEMAND FOR COTTAGES.

Although the Baches of Staten Island are buried in snow and ice, the demand O'Gorman to Dudley Bush. for cottages for next summer is giving J. I. Kislak sold for Frank Bell to are buried in snow and ice, the demand of Corman to Dudley Blad.

J. I. Kislak sold for Frank Bell to the renting agents in the borough by Frank Georsten the United States Theathe bay something to think about. The sudden demand for cottage rentals, it is sudden demand for cottage rentals, it is said, is caused by the sad news in Man-1 \$250,000.

Meleter Builders, Inc., resold eight battan and Brooklyn that apartment rents are going up again. Persons who will be hard hit by the increase, or at least many of them, have decided to sublease their apartments furnished for the summer and spend part of the proceeds cestimated that at least one thousand his stockholdings in 140 West Fifty-sev-between the Great Kills and South district, representing a duplex and a single studie are the common of th

SSAVE NEW YORK" MOVE.

streets, on which Schrafft's has a six1,000,000, is considering the erection of a
teen years lease. Harris & Yought & six story factory building at Cypress
Co., Inc., negotiated the lease for the
sava Naw York Committee.

Sava Naw York Committee.

Broak of Queens—Sale or Reft.
Houses: Ker. See our one family houses: bone
cedy ocupancy. CLASSIC CONSTRUCTION
CO., Myrus av., 113th st., Eichmond Hill,
Yeeland-Ord Realty Company was as-

# LATEST NEWS FROM REAL ESTATE FIELD A. A. Hageman has been appointed agent of the premises at 556 Seventh

Reports Reveal Many Transactions.

house, 25x100. Leopold Bittroiff sold for S. Krosner

Ringe to Clara McDonnell the four story flat at 2023 Webster avs. 25x100. George Howe has sold for the Delafield Estate to H. C. Freeman plot adjoining his house at Fleldston.

#### Recent Leasen Reported.

E. A. Turner leased for twenty-one years 16 East Thirtleth st. for Dr. Stuyvesant Morris and 18 East Thirtieth street for Mrs. Emmitt, which, with 20 and 22 East Thirtieth street, recently leased for Madison Grant, comprises a plot 80x100, on which the lessee will erect a six story elevator building. The improvement is opposite the Backler Textile building, to be crected on the Fifth avenue block front between Thirtieth and Thirty-first streets.

Cross & Brown Company leased the building at 25 West Fifty-fourth street to Chatam Acto Company and Samuel Kantor; also building at 211 West Seventy-sixth street to Horseshoe Tire Company, Inc.

pany, and. Henry Brady leased for Catherine E. Kenny the property at 139 West Thirty-third street, which the lessee will alter extensively for his own occupancy; also for Mrs. A. G. McLochlin to A. Auslander for ten years 155 to 159 West Twen-ty-first street, three four story tenements, which will be altered into lofts, and for John J. Cavanagh to Anron Brown the five story building at 262 West Twenty-third street for alteration into

Charles F. Noves Company leased space in 45 to 49 John street to J. G. Hilliard and to the Zurich General Acci-dent and Liability Company, of Switzerland, at an aggregate rental of about \$300,000.

Haggstrom-Callen Company leased the buildings at 634 and 636 Columbus avenue for Gross & Crook to J. Bilowit, who will convert the buildings into small sites.

Homer L. Pence leased store and basement at 23 West Thirty-seventh street to the Kimbail Electric Cempany; also sixth floor at 13 and 15 West Thirty-fourth street to Borelli & Vittelli; store and basement at 50 West Thirty-seventh street to E. Sicradzka; floor at 45 East Twentleth street to Meena Brothers; also space in the same building to the Royal Waist and Dress Company.

A. A. Hageman leased a store at No. 03 West Thirtieth street to Harry S. Albin.

### Brooklyn Dealings.

Charles Hensle sold the seven story apartment, 58x141, at 47 Pierrepont street, Brooklyn, to B. E. Burston and

A. M. Levy. Buikley & Horton Company sold 224 Seventy-seventh street, Brooklyn, a three story residence, to A. G. Lawson. Green Brothers and William H. Goldey sold 673 East Eighteenth street, Brook-

John C. Devlin dwelling at 273 Rutland road, Brooklyn, through F. A. Donnell. Frank A. Seaver & Co. sold for E. B. Seaver three lots in the south side of Bay Ridge avenue, 173 feet west of Narrows avenue, Brooklyn, and three lots in the south side of Eighty-third street, Brooklyn, 120 feet east of Eleventh avenue, for A. Watson.

### Sales at Laurelton, L. I.

Laurelton Sales Company sold at Laurelton, L. I., a semi-bungalow in Bel-mont street to George C. Cooke; a stucco dwelling at corner of Vandeveer avenue and Cortland Boulevard to A. S. man: a bungalow in Westminster Boule. vard to J. B. Rice. The Laurelton com-pany is completing a \$50,000 garage in Merrick road for Jospeh Bennett

### New Jersey Transactions.

Joseph Rudegar sold through J. I. Kisiak to Benjamin Margulies and Max Gershenfeld Boulevard Court, 150x100, A plan by which the exclusive resist the corner of Glenwood avenue and deutial section of the "East Sixties" will the Boulevard, Jersey City, N. J., an apartment containing accommodations

roperty Owners Association.

The purpose of the association is to en-The purpose of the association is to en-force restrictions, plant trees along the streets, obtain more effective police pro-lighteenth street, to Butansky & Morris, who intend to erect an apartment house on part of the plot; also for the estate of Elizabeth M. Peshine the three estate of Emaneth M. Pesnine the three story building at 111 Bloomfield avenus to Isadore Leohold; also leased spate in the Holt Building, Broad and Academy streets, to the Hiram W. Johnson committee, represented by Irving K. Taylor, and the second floor in 23 Academy street for Rodger Young and Robert

Meister Builders, Inc., resold eight houses at 707 to 723 Devon street, Ar-lington, N. J., 20x100 each.

### Real Estate Notes.

Malcolm E, Smith and Rudolph C. single studio apartment, to Commander Benjamin B. McCormick.

The Save New York Committee, of the property at 106 and 105 West 107th TWO small garages for sale, either together or high J. H. Burton is chairman, has street, sold recently.

moved its headquarters from 291 Fifth General Commerce Company, a Delaavenue, which is being raxed to 283 were corporation, headed by several
Fifth avenue, between 25th and 35th Bronx business men and capitalized at

Borough of Queens—Sale or Rent.

sociated with Harry J. Rogers in the sale of the Wellington Court apartment house, at the northeast corner of Broad-way and 15d street.

The twenty-sixth annual dinner of the Bronx Board of Trade will be held to-morrow evening at the Hotel Astor.

Supreme Court Justice Erlanger ap-pointed Thomas J. McManus receiver for 606 East Eleventh street. Inness Whitaker has been appointed receiver for 53 West Ninety-second street.

Supreme Court Justice Bijur appointed

According to the Dow Service Dally Suiding Reports the most menacing of Normac conditions in the labor situation, where conditions in the labor situation, where the employed on structural said of the menacing of Normac conditions in the labor situation, where the Building Trades Employers Association and of the Building Building Sp. 200. This household the state of the forest timediately beyond it of the beginning of one of the greatest building construction eras that this part of the country ever has experienced. During the week just closed the Building Trades Employers (and the structural state of the s Co, Gwner; Abraham Welsman, 2133 Daiy av. president; Charles Kreymberg, 269 East Kingbridge road, archi-tect 250,000 214TM ST. 5 7, 50 w Carpenter av. 2 story and attle frame dwelling, 22.2x41.4; Will-iam Fiderline, 614 E 241st st. owner; De, Rose & Cavaller, 350 E 149th st. urrhitects 33,000

#### ALTERATIONS. Manhattan.

CITY REAL ESTATE.

WILLES RAY, INC., Real Estate & Inc. AMER REALTY CO., 199 Broadway, buys choice Manhattan and Bronx properties.

From Battery to 14th St., Inclusive. FOR SALE Warehouse on Cliff St.

> 25x75-4 stories and basement, ectrical elevator. Price \$38,500 J. CLARENCE DAVIES 32 Nassau Street. Tel. John 6094

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FULTON, NEAR PEARL
Store and basement fitted up for
office, salestoom and stock room. High
cellings, exclusive electric elevator and
driveway. Floor capacity 400 lbs. sq.
ft. \$7,30 a year. Unusual opportunity
for a representative firm. J. CLARENCE DAVIES

7			Brokers Protected.
	macity	256	ing, three 'years old; pounds sq. fp.; fine in immediate.
1	H	ENRY	TRENKMANN, 'Phone-Spring 7060

BROOME ST., near West Broadway.—Four story building for sale, \$15,000; all cash, F. & G. PFLOMM, 1,233 Broadway.

FOR SALE
WARDHOUSE ON CLIFF ST.
25x73. 4 stories and basement; electrical
elevator. Price, \$53,500; terms arranged.
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Tel. John 6054. Tel. John 6094.

FOR SALE OR TO LET.

Six story building and lot, at Gliff st, and
Brooklyn Hidge. Apply N. F. WALSH, JT City
Hall teles.

Mail place.

VAFUABLE leasehold for sale in vicinity
of Murray street and West Broadway;
price \$85,000; note \$11,000. C. R. T., 492
Sun-Heraid. Above 14th St. to 59th St. (Inclusive),

East River to North River. ON WEST 14TH ST., NEAR 7TH AV.

7th av subway express station at corner; four story building, 25x103 ft., suitable for alteration into stores and lofts; possession April 1st; cenmay business; price low; terms easy (may lease). Owner, WILLIAM D. KILPATRICK, 149 Broadway. IVE story building, 50 rooms; Pennsylvani station; four story building; 18 rooms; bar gains; no agents. ALTIN, 1,338 Broadway.

Above 59th St .- 5th Av. to East River. American Basement Dwelling, the 00's, between Lexington and 3d avs., an aerican basement dwelling, about 19 ft. wide; ir master's, four servants' rooms and four ths. Price \$55.000 if sold at once.

Brown, Wheelock Co., Inc., Murray Hill \$100.

VICINITY 86th and Park av., three fam house; immediate possession; under \$23,000. LEON S. ALTMAYER, 62 East 86th. LEON S. ALTMAYER, 62 East 86th.

192 LEXINGTON AV., close to 61st st.—
20 feet, inside, hardwood floors and electric lights; possession in 90 days, can be
bought right. Terms to suit. PEASE &
ELLIMAN. 340 Madison av. 'Phone Murray Hill—6200.

Above 59th St .- 5th Av. to North River. FOUR story private house, vicinity 145th and Broadway: price, 15,500; cash, 8,500; pos-sesion, this year; three year mortgage. LEON S. ALTMAYER, 62 East 86th.

-ATTENTION!-

BELOW CHAMBERS ST.—Business building. RENTS \$65,000: very low. PRICE \$345,500. This property is free and clear, and a long term first mort-gage can be arranged.

ON IROADWAY BELOW 14TH ST.—stope and loft building. RENTS \$18,000. VICINITY OF 5TH AV, AND 18TH ST.—Stope and loft building. BENTS \$24,000. Clear income over expenses \$17,500. Mortgages \$15,500. PRICE \$140,000. Mortgages \$15,500. PRICE \$140,000. VICINITY OF STH AV. AND 18TH ST.—Store and loft building. BENTS \$20,000. Clear income over expenses \$17,000. Mortgages \$76,500. PRICE \$140,000. Mortgages \$76,500. PRICE \$140,000. Mortgages \$76,500. PRICE \$156,000. WILLIAM ST.—Store and loft building. 10 year mortgage. KENTS \$23,000. PRICE \$165,000. WILLIAM ST.—Store and loft building. Desirable mortgage. RENTS \$49,000. With most leases expiring next sering, at which the ease expiring next sering. At which the strength of the building. RENTS \$63,000. PRICE \$500,000. We also have a number of small and large business buildings in different sections where possession of part or all of the buildings can be had. Advise me as to what you want and I will send you a list. H. T. WOOD, 220 BROADWAY.

### HOMES WITHIN THE HOUR

Benjamin B. McCormick.

McReynolds Realty Corporation, James for term of years. Apply room 409, % McReynolds president, is the buyer of Nassau st. Cartiand 4199.

HAVE TO

REAL ESTATE AT AUCTION.

when I own my own property.

No Moving every two or three years. No waste of time finding new locations; making new leases; No paying increased rentals; No breaking up my business or

home; No expense in refitting and refurnishing; No expense in removal.

# All improvements to the property belong to me. get the benefit of all increase in values.

My standing in the community is higher;

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I pay the profit from the Real Estate to myself. Above all, PEACE OF MIND AND COMFORT.

There are about 60 private houses on 45th and 46th Streets, West of Broadway, suitable for dwellings now, which. at a slight cost, can be modernized and later would become valuable for business purposes.

People are buying houses in the 60s, east of 3rd Ave., for dwellings to-day. 46th St., west of 8th Ave., is as desirable, and good profit can be made when they are in demand for business purposes.

That is why You Should be interested in and go to the

### SALE OF PROPERTY THE HEART OF NEW YORK

Supreme Court Partition Sale, Charles F. Brown, Referee

West 45th Street No. 239, 241, 243, etc., to 267, inclusive. 9th Avenue 10th Avenue

West 45th Street No. 148 & 150; 252-266, 304-350, 358-372, 357-373. West 48th Street No. 516 & 518. West 49th St. No. 447, 449, 463 & 465. West 50th Street No. 454, 456, 458, N. E. Cor. 12th Ave., 641, 643 & 645. Sth Avenue No. 489, 503, 537, 607, 724 to 742, 725 to 731, 884. No. 650 to 658. No: 689, 714 to 720; 726 to 732. 3rd Avenue No. 704.

Most of the leases on the above property expire May 1st, 1920. Land only under the following buildings is to be sold, subject to leases expiring at dates, from May 1st, 1920, to May 1st, 1931, some with renewal privileges.

Broadway No. 1531. IS West 45th Street No. 5 West 47th Street No. 5 West 49th Street No. 5 1535&1537, N.W. Cor. 45th St. (Astor Theatre) to 225 (Bijou & Morosco Theatres). to 521. West 48th Street No. 504 to 514. to 452; 647; land adjoining N.E. Cor. 12th Ave. West 51st Street S. W. orner 11th Avenue; 602 to 610, inclusive. No. 691 to 695; 697 to 703; 722 & 724.

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70% may remain on bond and mortgage for 3 years at 5%. For catalogue and particulars apply to /\* Title insured free by Title Guarantee and Trust Co.

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FACTORY SITES
Plots from 6,000 to 60,000 aquare feet,
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AT ELMHURST.
Splendid location on all lines of transportation to Manhattan, 400 to \$1 sq. ft.
Particulars from
JOHN A. RAPELYE, JOHN M. PERRY,
Broadway, Elmhurst.

Jamaica-Hollis-Queens. We have the houses; phone us your wants; prices from \$5.500 up to \$5.500 Twenty years in Jamaica. J. B. LOWNDES, 238 Pulton st., Jamaica. Phone \$912 Jamaica. Fultan st., Jamaica. Phone 3911 Jamaica.

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Early New England Colonial residence, 9 rooms and 3 baths, many distinctive Yeatures, affording every possible convenience. Would cost 25% more if this bonse had not been contracted for prior to recent advances in cost of building materials. On large plot at Garden City Estates. Terms can be arranged. For further details and aproximent to inspect call or phone C. A. NICHOLLS, 185 Madison av. Phone Vanderbilt—Sall.

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FAR ROCKAWAY, L. I

in Restricted Section, 4 and 5 Bedrooms, 3 Baths, &c., in Each. Immediate Possession.

Curtis, 411 5th Av., 10th Floor.

FOR SALE—Desirable two ramily residence of left rooms, with all modern improvements; building in good condition; barrend bone; on Ref 60220; well located in the blage of Pathogue; five minutes with from relicand station; price less than \$6,000; terms of payment made reasonable.

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MODERN HOMES
TO year round living ready for occunancy now. 38,000 on easy terms buys
in 1 room home with hath and 1-3 acre;
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Send for list.
CLINTON TRADBING CORPORATION,
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FARM PROPERTY. FARM wanted, rent, lease or shares; respon-ble party with grown up sons. Addre Hayes, 409 West 224 st.

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WANTED to buy, modern home, 14 to 18 rooms, three to ten acres land, \$50,000 to \$75,000 cash; prefer location convenient New Haven Railroad, between Mount Vernon and New Canash; please furnish complete information and photographs if possible Room 25th Equitable Building, 120 Broadway. WANTED-To buy small one or two family house, in or near city; will pay \$2,500 cash, balance morrgage. B. Y., 302 Sun-Herald.

VACTORIES FOR SALE OR RENT. FACTORY SITES ABOUT 39,600 \$Q. FT. Prec and clear; price \$60,000; railroad facilities. Also about 236,000 square feet; price \$100,000; railroad siding. Will not

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Save time and delay by sending full deription of your factory property. Ferlaie or Rent; also Lofts. The demand is JOHN E. HENRY, JR. 189 Montague St., Brooklyn, Phone Main-1912 or \$463.

Possession May 1. 25,000 sq. fr.; 5 story basement brick building; 43x65; \$60,000; elevator, electric lights, metal ceilings; fine light; look at \$20,222 Penrist, near Heekman; cheapest building in Manhutan, WALTER J. SMITH, 188 Montague at, Brocklyn Telephone 78—Main. Newark, N. J.; Poss. May 1. Five story corner brick factory, 77x100, at Market st. station, Penn, R. R.; elevator, electricity; spiendid light; price \$55,000; terms arranged; brokers protected. WALTER J. SMITH, 188 Montague at., Brooklyn, Tel. 78-Main.

BRICK FACTORY, 4 story and basement, about 25,009 sq. ft., suitable for heavy or light manufacturing, corner E. N. Y. av and Watkins at., \$28,000. DAVID JOYCE, and Watkins at., \$28,000. DAVID JOYCE,

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FULTON, NEAR PEARL,
salesroom and stock room. High ceilings;
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2 West 107th Street,
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HEILNER & WOLF, 51 East 42d St.
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MODERN Factory, steam, clevator, finelight; 25,000 square feet. Full commisalon, Attorney, 155 Mussau, Beckman
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An opportunity to join in the project is offered to one or two firms or corporations interested in securing large amounts of space on the basis of actual cost by contributing a proportionate amount of capital to the enterprise.

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82D TO 83D STREET 204 feet on Broadway 140 feet in depth Two story taxpayer now on property Possession May 1st, 1920 ..

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FOR RENT. ENTIRE BUILDING.

Attention-Big Corporations, Steamship Com-IMMEDIATE POSSESSION.

the Financial District, a step from Broads, near the Custom House, banks, exchanges, praise and shipping interests. One of the few small buildings available in this

Principals only. J. CLARENCE DAVIES, 32 Nassau St. John 0094-0095. TEMPLE COURT,

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5 BEEKMAN ST. COR. NASSAU LARGE SUITE OF OFFICES For Bent, Containing 3,100 Sq. Ft.
POSSESSION MAY 1,
RULAND & WHITING-BENJAMIN On Premises CORPORATION Cort, 1132,

3 STORES ON LAFAYETTE ST. TO LET, POSSESSION AT ONCE; ONE 50X100, EACH OF THE OTHERS ABOUT HENRY TRENCKMANN, 187 LAFAYETTE, PHONE SPRING

WAREHOUSE ON FRONT ST., 23x85, 5 stores and basement; floor capacity, 100 lbg, 84, fl; electric hoist; \$500 a year net.

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FOR RENT **FLOORS** OFFICES--SALESROOMS **STORES** 17-Story Building

West Side SEVENTH AVENUE. 30th to 31st St. PENN STATION

One Block from

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20,000 ft. per Floor READY ABOUT JULY, 1920. Light on four sides NO MANUFACTURING. YOUR OWN BROKER OR REGENT REALTY CO., 33 West 42d St.

ABOUT 1,600 SQ. FEET. for office or showroom purposes; only facing Madison av., only facing Madison av., SAMUEL FLOERSHEIMER & BRO., 141 Madison av at 31st.

ENTIRE floor, modern building, 50x30, 42d st. district, suitable for high class office; May lst; \$10,000. Let us know your re-quirements. FRANK L. FISHER CO., 50 East 42d St. HIGH class office; immediate passession; over 700 square feet; \$3,000; 42d st. near frank Let us know your requirements FRANK L, FISHER CO., 50 East 45d st. TO lease, buildings, stores, lofts, 5th to 8th av., 23d to 59th st. WEISENBER-JER, room 301, 101 West 42d.

Above 50th St .- 5th Av. to North River. STORE AND BASEMENT

New York.

BUSINESS PLACES TO LET.

Above 14th St. to 59th St. (Inclusive). SHOWROOMS\* 4,100 feet, near 5th ave....\$12,000 20,000 feet, near 5th ave...\$40,000 A few destrable will telt. S. (Isgood Pell & Co., 15-17 W. 44 8t., N. Y.

GRAND CENTRAL ZONE,

Ed av., 697, near 43d, Attractive two shew
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